

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/03982/FULL6

Ward:
**Bromley Common And
Keston**

Address : 55 Forest Drive Keston BR2 6EE

OS Grid Ref: E: 542371 N: 165056

Applicant : Mr Kevin Chan

Objections : YES

Description of Development:

Part one/two storey side and rear extensions including increase in roof height to form second floor accommodation, creation of balcony areas to front and creation of basement accommodation.

Key designations:

Conservation Area: Keston Park
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
London City Airport Safeguarding Birds

Proposal

The proposal relates to the construction of a part one/two storey front and rear extensions including increase an increase in roof height to form second floor accommodation; creation of balcony areas to front; creation of basement accommodation.

The proposed front extension would be some 11.3 metres in terms of its depth of forward projection and would be located at its closest point around 2.5 metres away from the flank boundary of the site located adjacent to the rear gardens of the properties in Croydon Road. The front extension would accommodate at ground floor a new integral double garage, cloak room, boiler room, porch and hall. The first floor would accommodate a bedroom, gallery landing, bathroom, kitchen and balcony. The balcony would be located above the proposed front porch.

The rear extension would accommodate at ground floor an extended living room towards the northern boundary adjacent to the rear gardens of the properties located within Croydon Road and a new breakfast room located towards the southern boundary. The first floor extension accommodates bedrooms but has been set back 4m from the rearmost ground floor aspect and set in 3.7m from the flank.

The difference between this application and the previously refused scheme is the removal of this North West corner/flank against the boundary to 33 Croydon Road.

Location

The application site is a detached residential property located within the Keston Park estate. The dwelling is reasonably well screened by vegetation to front, rear and sides and is well set back from the road. The surrounding area is predominantly residential in character with large detached properties benefiting from substantial plots.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- overdevelopment of the site
- loss of light and outlook from No.53
- the further projection back would result in potential overlooking into garden area of 53 Forest Drive.
- potential impact on 2 oak trees that border rear garden of No.55 and no.8 Ebury Close
- overshadowing and overlooking towards rear of no.8 Ebury Close
- loss of outlook from No.31A Croydon Road by virtue of increased roof height, increased floor space and proposed garages and accommodation extending halfway across the back of the garden bordering No.31A.

Comments from Consultees

Highways – no comments.

Tree Officer - no significant trees would be affected by the proposals. If minded to approve the application, appropriate planning conditions should be imposed on any approval to ensure existing trees are protected.

Planning Considerations

The application falls to be determined in accordance with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. The following policies of the Unitary Development Plan and London Plan are further considerations:

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions
- H9 Side Space

The Supplementary Planning Guidance for the Keston Park Conservation Area is also a material consideration here.

Planning History

In 2010, planning permission was refused under ref. 10/01702 for a part one/ two storey front, side and rear extension including an increase in roof height to form second floor accommodation, creation of balcony areas to front and rear and creation of basement. The proposal was considered to constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and the bulk of the proposed extensions would detract from the character of the building and would harm the character and appearance of this part of the Keston Park Conservation Area contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.

The proposal was also considered to be over dominant and detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

In 2011, a revised scheme was refused under ref. 11/03214 for part one/two storey front, side and rear extensions including increase in roof height to form second floor accommodation, creation of balcony areas to front and rear and creation of basement accommodation, for the following reasons:

1. The proposal would constitute an overdevelopment of the site by reason of the amount of site coverage by buildings and hard surfaces and the bulk of the proposed extensions would detract from the character of the building and would harm the character and appearance of this part of the Keston Park Conservation Area contrary to Policies BE1, BE11 and H8 of the Unitary Development Plan.
2. The proposal would be overdominant and would be detrimental to the amenities that the occupiers of adjoining properties might reasonably expect to be able continue to enjoy by reason of visual impact and loss of prospect in view of its size and depth of rearward projection thereby contrary to Policies BE1 and H8 of the Unitary Development Plan.

This application was dismissed at appeal, however the inspector found that the proposed dwelling did not constitute overdevelopment of the site and would have an acceptable impact on the conservation area. The second reason for refusal was upheld, though the only neighbouring property deemed to be significantly impacted was No.33 Croydon Road. Appeal Ref. APP/G5180/D/12/2175515.

Conclusions

The main issues relating to the application are the impact that it would have on the amenities of the occupants of surrounding residential properties and the effect it would have on the character of the conservation area. In addition, the conclusions taken from recent appeal decision are taken into account.

Impact on residential amenity

The recent appeal decision found that the only issue preventing an acceptable scheme was its impact on 33 Croydon Road in that the bulk of the rear projection would be clearly visible through the gap in the vegetation along the boundary...given the fenestration of 33 Croydon Road, together with its patio and swimming pool, the two storey rear element of the scheme would appear as a dominant and overbearing feature as viewed from that property.

Therefore, the applicant has amended this scheme with this refusal reason in mind. The first floor element facing the boundary to 33 Croydon Road has been set back 4m from the rearmost ground floor element and set in 3.7m from the flank. This serves to remove a significant degree of bulk from the proposal and in turn removes the loss of outlook from the rear of 33 Croydon Road. This amendment is considered to have an acceptable impact on 33 Croydon Road and to have adequately addressed the inspector's sole concern.

With regards to the amenity of other residential properties, the proposal could potentially impact surrounding properties 31 and 31a Croydon Road, 8 Ebury Close and 53 Forrest Drive.

Concern has been raised that the forward projection of the existing dwelling, including the garage would have a detrimental impact on the prospect of No.31a. However, given the distance of at least 28m, their siting and relationship to the proposed extensions and the overall ridge height of the proposed garage, there is not considered to be any overbearing impact or unacceptable reduction in outlook to 31 and 31a Croydon Road.

With regards to overshadowing, the proposal could potentially impact on the amenity of all 3 properties north of the application site, given their orientation. However the applicant has provided an overshadowing study which appears to satisfy any concern over loss of light to these properties. This potential of this impact has also been reduced by the removal of a first floor North West corner/flank from the proposal.

The impact on 8 Ebury is considered minimal given the orientation of the properties, the distance between them and the vegetation screening along the border. 53 Forest Drive has been recently redeveloped and now presents a large two story north flank elevation clearly visible from the rear garden of the subject property. The impact on this property is considered acceptable given that it would be no higher or extend no deeper than 53. There would be no direct overlooking. It would present a flank elevation against 53, but the only window impacted would be a secondary kitchen/ wash room.

Design and impact on Conservation area

Properties in Keston park benefit from generous sites and many have been redeveloped to into larger dwellings. Therefore, given the size of this site and character of the area, there is considered to be scope for a property of this design and size. The property is well set back from the road which facilities the level of two storey forward projection proposed without detrimental harm to the streetscene. The increase in the height of the ridge by 400mm is considered acceptable, whilst

the overall design is considered to be in keeping with character of the host dwelling and serves to replace the existing rather tired looking frontage. For these reasons the proposal is considered to respect the character and appearance of the existing dwelling and preserve the character conservation area, in accordance with Policies H8, BE1 and BE11.

Background papers referred to during production of this report comprise all correspondence on file ref. 12/03982, excluding exempt information.

as amended by documents received on 20.12.2012

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACB01 | Trees to be retained during building op. |
| | ACB01R | Reason B01 |
| 4 | ACB02 | Trees - protective fencing |
| | ACB02R | Reason B02 |
| 5 | ACB03 | Trees - no bonfires |
| | ACB03R | Reason B03 |
| 6 | ACB04 | Trees - no trenches, pipelines or drains |
| | ACB04R | Reason B04 |
| 7 | ACB16 | Trees - no excavation |
| | ACB16R | Reason B16 |
| 8 | ACK01 | Compliance with submitted plan |
| | ACC01R | Reason C01 |
| 9 | AJ02B | Justification UNIQUE reason OTHER apps |

Policies (UDP)

BE1 Design of New Development

BE11 Conservation Areas

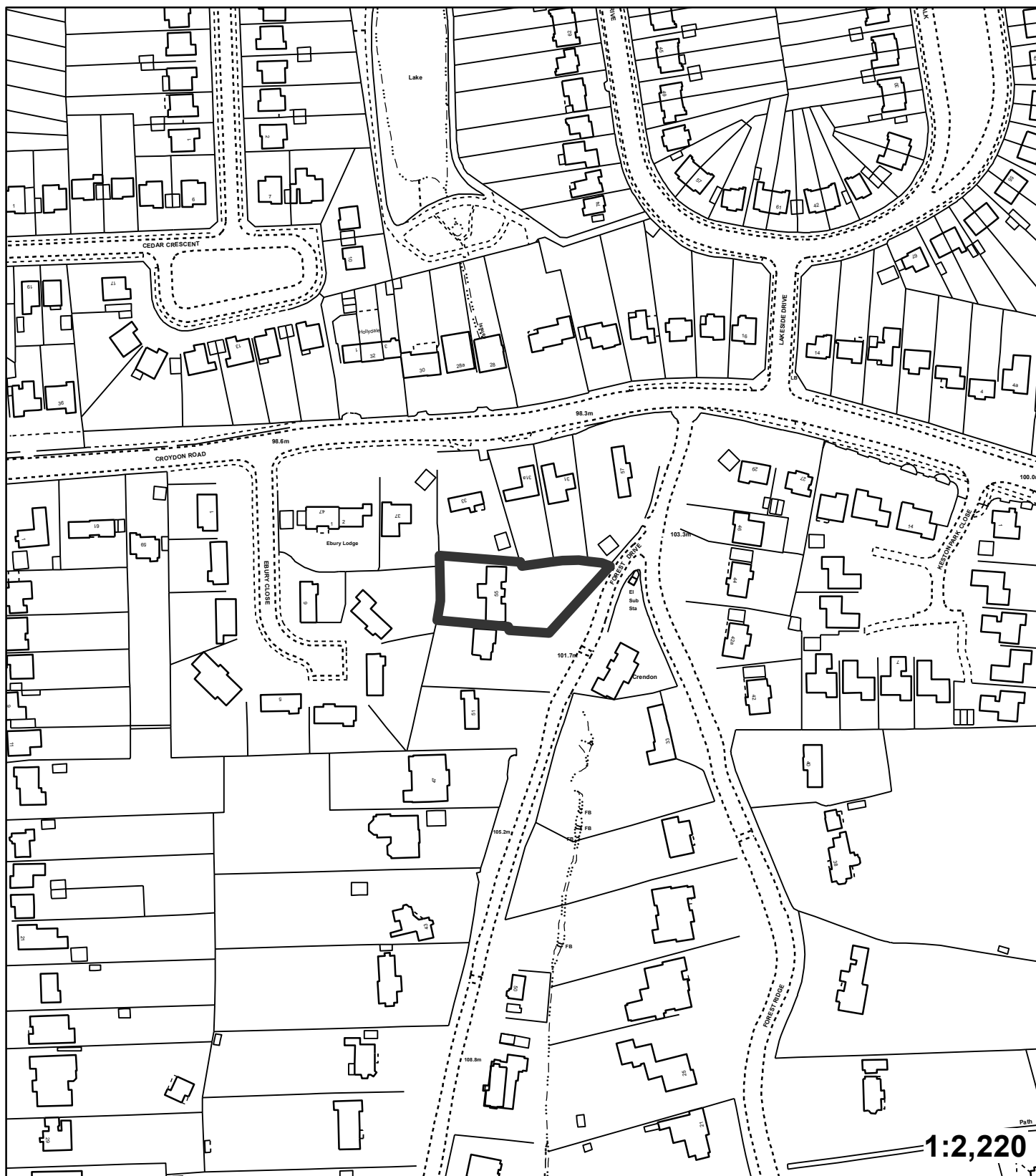
H8 Residential Extensions

H9 Side Space

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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